

## CHAPTER VII - MEDIUM DENSITY RESIDENTIAL DISTRICT

**A. What This Chapter Does.** This chapter establishes the **Medium Density Residential Zoning District (MRZD)**, which permits development of single and multiple family dwellings with municipal services.

**B. Land Use.** The permitted and special uses allowed in the MRZD shall be as shown in Table VII.1. All uses not explicitly permitted are prohibited.

Table VII.1. MRZD Land Use (Ord. 547, 9/2/97)

<i>permitted uses</i>	<i>special permit uses</i>
single-family dwellings	multiple-family dwellings, 5 to 8 units per structure
two-family dwellings	mobile home parks – any manufactured home not meeting the definition of a single family dwelling as set forth in City of Polson Ordinance No. 545 must be located in a mobile home park. See also Chapt. XXI, YY
multiple-family dwellings, up to 4 units per structure	churches - day care centers - schools
accessory uses customarily associated with the permitted and special permit uses	congregate living facilities - nursing homes - hospitals
home occupations in compliance with Appendix D	parks and other public recreation areas
Minor utility installations - see II.D.6.	

**C. Specification Standards.** The specification standards for the MRZD appear in Table VII.2. Where previous development has resulted in setbacks less than those specified by Table VII.2., the administrator may permit building in conformance with the existing pattern, if:

1. covenants recorded prior to the effective date of these regulations dictate setbacks less than those specified by these regulations, and a. the subdivision was not vacant on the effective date of these regulations, and b. the developer submits drawings or similar evidence to demonstrate that existing dwellings have been built in compliance with the setbacks provided by the covenants; or
2. covenants do not dictate setbacks, or such covenants have not been enforced, but the developer submits drawings demonstrating that the proposed setbacks are consistent with, or greater than, those on at least 50% of the adjoining lots.
3. Setbacks along arterial roads shall not be reduced by the administrator, nor shall conformance with covenants or the setbacks on adjoining properties be used to permit development that does not comply with the city's fire and building codes.

**D. Performance Standards.** All developments shall comply with the performance standards of Chapter XVIII, as applicable, and the following additional performance standards.

**1. Outdoor Storage.** See also XVIII.W.6. Outdoor storage shall be permitted anywhere it is fully screened from public view and adjoining properties. Outdoor storage that is not fully screened shall be permitted in rear yards, but not in front or required side yards (this permits storage to the side of a dwelling that has a larger than required side yard), except that:

a. construction equipment and materials may be stored in front and required side yards during the course of work for which a permit has been approved in compliance with these regulations. This exception expires with the permit or upon issuance of a certificate of compliance.

b. Vehicles and watercraft with current registrations may be parked in front and required side yards. Parked vehicles or watercraft shall not block vision at intersections or where driveways enter public streets.

**2. Accessory Buildings.** Accessory buildings shall be permitted in rear yards, but not in front or required side yards (this permits accessory buildings in side yards that are larger than required), (Ord. # 567, 8/16/99).

**3. Day Care Centers.** Day care centers shall:

a. be registered with the Montana Department of Family Services;

b. provide off-street parking and loading areas in compliance with Appendix E;

c. retain a residential appearance, or the appearance of special permit use (like a church); and

d. provide a minimum six foot high opaque wood or masonry fence or a 20 foot basic landscaped buffer (as provided in Appendix F) between all outdoor play areas and adjoining dwellings.

e. Day care centers may display a single non-illuminated wall sign of no more than six square feet.

**4. Multiple-Family Dwelling Complexes.** Multiple-family dwelling complexes include more than eight units and shall:

a. have direct access to a collector or arterial street, or otherwise be located where they will not channel traffic onto local residential streets; and

b. provide all improvements required by Chapter XVIII, Division 2, with internal improvements being maintained by the owner or a condominium association.

**5. Mobile Home Parks.** Mobile homes parks do not permit short-term (less than 30 days) occupancy, and shall:

a. have direct access to a collector or arterial street, or otherwise be located where they will not channel traffic onto local residential streets; and

b. provide all improvements required by Chapter XVIII, Division 2, with internal improvements being maintained by the owner or operator.

**E. Overlay Districts.** All developments shall comply with the additional requirements imposed by overlay districts.

Table VII.2. MRZD Specification Standards

<i>standard</i>	<i>specification</i>	<i>standard</i>	<i>specification</i>
minimum lot or mobile home space size (square feet)	permitted uses – 7000 special permit uses - 5,000	lot size for each add'l unit in multiple-family dwellings (square feet)	1000
minimum lot width, at front setback line (feet)	50	minimum front yard setback (feet)	along arterials - 50 on public streets - 25*
minimum rear yard setback (feet)	single, two family - 15 multiple-family - 20	minimum side yard setback (feet)	single, two family - 5 multiple family - 10
maximum height (feet)	30**	maximum lot coverage	55%***
parking spaces	see Appendix E		

\* The front setback may be reduced to 15 feet along internal roads serving multiple-family dwelling complexes and mobile home parks. \*\* Building height may be affected by performance standards protecting views to Flathead Lake. \*\*\* Maximum lot coverage is affected by slope. The maximum lot coverage given here is for slopes of 0-8%. See XVIII.D. for the maximum lot coverage permitted on steeper slopes.